

175.0

0011

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

702,800 / 702,800

USE VALUE:

702,800 / 702,800

ASSESSED:

702,800 / 702,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		NICOD ST, ARLINGTON

OWNERSHIP

Owner 1:	OAKLAND STEVEN A & PATRICIA	Unit #:
Owner 2:		
Owner 3:		

Street 1: 50 NICOD ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	QUINN MATT T/GEORGIANNA -
Owner 2:	-

Street 1: 50 NICOD ST

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1882 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	70.	0.97	6									426,301						426,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6300.000	276,500		426,300	702,800		117867
							GIS Ref
							GIS Ref
							Insp Date
							06/26/18

1 of 1

CARD

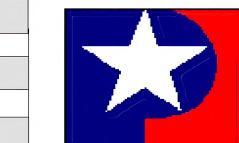
ARLINGTON

Residential

APPRAISED: 702,800 / 702,800

USE VALUE: 702,800 / 702,800

ASSESSED: 702,800 / 702,800



USER DEFINED

Prior Id # 1:	117867
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:37:47
PRINT	
LAST REV	
Date	Time
07/10/18	10:41:37
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 175.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,500	0	6,300.	426,300	702,800	702,800	Year End Roll	12/18/2019
2019	101	FV	230,100	0	6,300.	420,200	650,300	650,300	Year End Roll	1/3/2019
2018	101	FV	230,400	0	6,300.	322,800	553,200	553,200	Year End Roll	12/20/2017
2017	101	FV	230,400	0	6,300.	304,500	534,900	534,900	Year End Roll	1/3/2017
2016	101	FV	230,400	0	6,300.	280,100	510,500	510,500	Year End	1/4/2016
2015	101	FV	215,900	0	6,300.	261,900	477,800	477,800	Year End Roll	12/11/2014
2014	101	FV	207,000	0	6,300.	241,200	448,200	448,200	Year End Roll	12/16/2013
2013	101	FV	207,000	0	6,300.	241,200	448,200	448,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINN MATT T/GE	61892-257		5/29/2013		546,000	No	No		
HUGHES THOMAS P	42588-582		4/23/2004		429,900	No	No		
	20876-176		11/1/1990		166,500	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/26/2018	619	New Wind	1,080						6/26/2018	MEAS&NOTICE	BS	Barbara S
3/16/2011	901	Redo Bas	24,500	C					3/16/2011	Info Fm Prmt	BR	B Rossignol
4/27/2001	234	Alterati	500	C					3/6/2009	Inspected	189	PATRIOT
4/12/2001	195	Redo Kit	10,000	C					8/4/2004	MLS	MM	Mary M
4/7/1997	149	Manual	9,600						5/3/2000	Inspected	276	PATRIOT
9/2/1992	422		2,300						12/21/1999	Mailer Sent		
									12/14/1999	Measured	256	PATRIOT
									7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 5	- Cape			Full Bath: 2	Rating: Good			SINK IN BSMT. XTRA SHOWER IN EXISTG BATH..															
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall: %				OthrFix: 2	Rating: Good																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: YELLOW				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1960	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G15	Fact: .			Floor:				Totals RMS: 7 BRs: 3 Baths: 2 HB															
Const Mod:				% Own:				REMODELING								RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:								No Unit RMS BRS FL							
INTERIOR INFORMATION				DEPRECIATION				Interior:								1 7 3							
Avg Ht/FL: STD	Phys Cond: GD - Good			18. %				Additions:															
Prim Int Wall: 2 - Plaster	Functional:			%				Kitchen: 2001															
Sec Int Wall: %	Economic:			%				Baths:															
Partition: T - Typical	Special:			%				Plumbing:															
Prim Floors: 3 - Hardwood	Override:			%				Electric:															
Sec Floors: 4 - Carpet	Total: 18.6 %			%				Heating:															
Bsmnt Flr: 12 - Concrete	General:			18.6 %				Totals								1 7 3							
Subfloor:																							
Bsmnt Gar:																							
Electric: 3 - Typical																							
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 1																							
% Heated: 100																							
Solar HW: NO																							
% Com Wall																							
% Sprinkled:																							
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS																PARCEL ID 175.0-0011-0002.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101											
More: N				Total Yard Items:				Total Special Features:				Total:											